

# 1895 Rising Glen Rd, Los Angeles, CA 90069-1246, Los Angeles County

## Owner Information

Owner Name: **Edenrock 444 Ocean LLC** Tax Billing Zip: **90401**  
Tax Billing Address: **1450 2nd St #175** Tax Billing Zip+4: **2302**  
Tax Billing City & State: **Santa Monica, CA** Owner Occupied: **No**

## Location Information

Zoning: **LARE15** Flood Zone Code: **X**  
School District: **Los Angeles** Flood Zone Panel: **06037C1585F**  
Census Tract: **1943.00** Flood Zone Date: **09/26/2008**  
Subdivision: **Lookout Mountain Park**

## Tax Information

APN: **5561-023-051** Tax Area: **67**  
% Improved: **14%** Lot #: **B**  
Legal Description: **P M 3-83 POR OF LOT B**

## Assessment & Tax

| Assessment Year           | 2015      | 2014      | 2013      |
|---------------------------|-----------|-----------|-----------|
| Assessed Value - Total    | \$365,784 | \$358,620 | \$357,000 |
| Assessed Value - Land     | \$313,530 | \$307,389 | \$306,000 |
| Assessed Value - Improved | \$52,254  | \$51,231  | \$51,000  |
| YOY Assessed Change (%)   | 2%        | 0.45%     |           |
| YOY Assessed Change (\$)  | \$7,164   | \$1,620   |           |

| Tax Year | Total Tax | Change (\$) | Change (%) |
|----------|-----------|-------------|------------|
| 2013     | \$4,563   |             |            |
| 2014     | \$4,568   | \$6         | 0.12%      |
| 2015     | \$4,548   | -\$21       | -0.45%     |

| Special Assessment           | Tax Amount |
|------------------------------|------------|
| Flood Control 62             | \$62.45    |
| Mrca Opnspace #180           | \$22.25    |
| Mrca Fire-Os #1 80           | \$24.00    |
| La Stormwater 21             | \$49.79    |
| County Park Dist21           | \$5.02     |
| Lacity Park Dist21           | \$13.30    |
| La West Mosq Ab 31           | \$10.85    |
| Total Of Special Assessments | \$187.66   |

## Characteristics

County Land Use: **Single Family Resid** Building Sq Ft: **MLS: 10,000**  
Universal Land Use: **SFR** Bedrooms: **MLS: 6**  
Lot Acres: **0.4311** Total Baths: **MLS: 8**  
Lot Area: **18,777**

## Estimated Value

RealAVM™ (1): **\$4,059,002** Confidence Score (2): **66**  
RealAVM™ Range: **\$3,125,432 - \$4,992,572** Forecast Standard Deviation (3): **23**  
Value As Of: **06/10/2016**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Listing Information

MLS Listing Number: **13-643051** MLS Current List Price: **\$5,250,000**  
MLS Status: **Expired** MLS Orig. List Price: **\$5,750,000**  
MLS Status Change Date: **05/04/2013** MLS Listing Agent: **X62171-Aitan Segal**  
MLS Listing Date: **01/04/2013** MLS Listing Broker: **NELSON SHELTON & ASSOCIATES**

| MLS Listing #     | 03-024067   | 00-493969   | 809164      | 730190      |
|-------------------|-------------|-------------|-------------|-------------|
| MLS Status        | Sold        | Sold        | Sold        | Expired     |
| MLS Listing Date  | 04/28/2003  | 12/27/2000  | 03/27/1998  | 10/14/1997  |
| MLS Listing Price | \$3,995,000 | \$2,995,000 | \$1,995,000 | \$2,395,000 |

|                                      |             |             |             |             |
|--------------------------------------|-------------|-------------|-------------|-------------|
| <b>MLS Orig Listing Price</b>        | \$3,995,000 | \$2,995,000 | \$2,250,000 | \$2,395,000 |
| <b>MLS Close Date</b>                | 06/23/2003  | 02/12/2001  | 07/16/1998  |             |
| <b>MLS Listing Close Price</b>       | \$3,850,000 | \$2,995,000 | \$1,800,000 |             |
| <b>MLS Listing Cancellation Date</b> |             | 01/29/2001  | 07/08/1998  | 03/14/1998  |
| <b>MLS Listing Expiration Date</b>   | 10/22/2003  | 06/27/2001  | 10/01/1998  | 03/14/1998  |

### Last Market Sale & Sales History

|                  |                    |             |                               |
|------------------|--------------------|-------------|-------------------------------|
| Recording Date:  | <b>07/27/2011</b>  | Sale Type:  | <b>Full</b>                   |
| Sale Date:       | <b>07/11/2011</b>  | Deed Type:  | <b>Grant Deed</b>             |
| Sale Price:      | <b>\$2,700,000</b> | Owner Name: | <b>Edenrock 444 Ocean LLC</b> |
| Document Number: | <b>998907</b>      | Seller:     | <b>Bow Nina Trust</b>         |

### Mortgage History

|                        |             |                           |                           |                           |                   |
|------------------------|-------------|---------------------------|---------------------------|---------------------------|-------------------|
| <b>Mortgage Date</b>   | 07/09/2013  | 06/19/2003                | 06/19/2003                | 06/19/2003                | 10/07/1998        |
| <b>Mortgage Amt</b>    | \$3,939,000 | \$2,000,000               | \$695,000                 | \$192,500                 | \$260,000         |
| <b>Mortgage Lender</b> | Bbcn Bk     | Merrill Lynch Credit Corp | Merrill Lynch Credit Corp | Merrill Lynch Credit Corp | Headlands Mtg Inc |
| <b>Mortgage Code</b>   |             | Conventional              | Conventional              | Conventional              | Conventional      |

|                        |                     |
|------------------------|---------------------|
| <b>Mortgage Date</b>   | 07/10/1998          |
| <b>Mortgage Amt</b>    | \$1,000,000         |
| <b>Mortgage Lender</b> | Chase Manhattan Mtg |
| <b>Mortgage Code</b>   | Conventional        |

**Courtesy of John Sweeney, COMBINED LA - WESTSIDE MLS - CLAW**

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail